

TOWN PLAN AND ZONING  
COMMISSION  
CERTIFIED MAIL

September 12, 2016

Mr. Ken Shuskus  
30 Paxton Road  
West Hartford, CT 06107

RECEIVED

SEP 12 2016

TOWN COUNCIL OFFICE  
West Hartford, CT

ITEM NO.

FILE NO.

18

780

**SUBJECT: 1358 New Britain Avenue (aka 7, 15, & 17 Berkshire Road)-SUP #1134-R1-16**

Dear Mr. Shuskus:

At its regular meeting of Wednesday, September 7, 2016, the West Hartford Town Plan and Zoning Commission gave consideration to the following items:

1358 New Britain Avenue (aka 7, 15, & 17 Berkshire Road)- Application (SUP #1134-R1-16) of West Hartford United Methodist Church (Ken Shuskus, President of Trustees) requesting Special Use Permit approval to modify the landscaping for the parking area; construct a gazebo and incorporate newly acquired land at 15 and 17 Berkshire Road into the Church's property. (Submitted for TPZ receipt on August 1, 2016. Required public hearing scheduled for September 7, 2016.)

After a review of the application and its related exhibits and after consideration of staff technical comments and the public hearing record, the TPZ acted by **unanimous vote (5-0)** to **APPROVE** this application with conditions.

During its discussions and deliberations on this matter, the Commission made the following findings and conditions:

1. The proposal meets the finding requirements of Section 177-42A (5a) of the West Hartford Code of Ordinances. In particular:
  - a. The location and size of the use, the nature and intensity of the operations connected with this use, the size of the lot in relation to it and the location of the lot with respect to streets giving access to it are such that it will be in harmony with the appropriate and orderly development of the district in which it is located.
  - b. The kind, location and height of all structures and the nature and extent of the landscaping on the lot are such that the use will not hinder or discourage the appropriate development and use of adjacent properties.
  - c. The parking and loading facilities are adequate and properly located for the proposed use, and the entrance and exit driveways are laid out so as to achieve maximum safety.



TOWN OF WEST HARTFORD

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You should now contact the Planning Staff to discuss the submission requirements for your plans. A fifty-eight dollar (\$58) filing fee is required to file a notice of approval on the West Hartford Land Records. Planning staff will be happy to assist you in completing these requirements. Please note that the TPZ approval is not final until the legal requirements for filing are completed. The effective date of approval is September 28, 2016.

If you have any questions, please feel free to contact the Planning Staff at 860.561.7555.

Sincerely,



Kevin Ahern  
Chairman TPZ/IWWA

Cc:	Ron Van Winkle, Town Manager	Mark McGovern, Director of Community Services
	Patrick Alair, Corporation Counsel	Essie Labrot, Town Clerk
	Todd Dumais, Town Planner	Tim Mikloiche, Supervisor of Inspections
	Duane Martin, Town Engineer	Subject TPZ File
	Kimberly Boneham, Deputy Corporation Counsel	

File U:SharedDoc\TPZ\decisionletters\2016\1358 New Britain Ave SUP\_SUP Approval